

000695

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: December 4, 2007

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "Carmel Valley Neighborhood 10 Unit 5B & 12B South"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "Carmel Valley Neighborhood 10 Unit 5B & 12B South". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for January 7, 2008.

NOTICE of Pending Final Map Approval

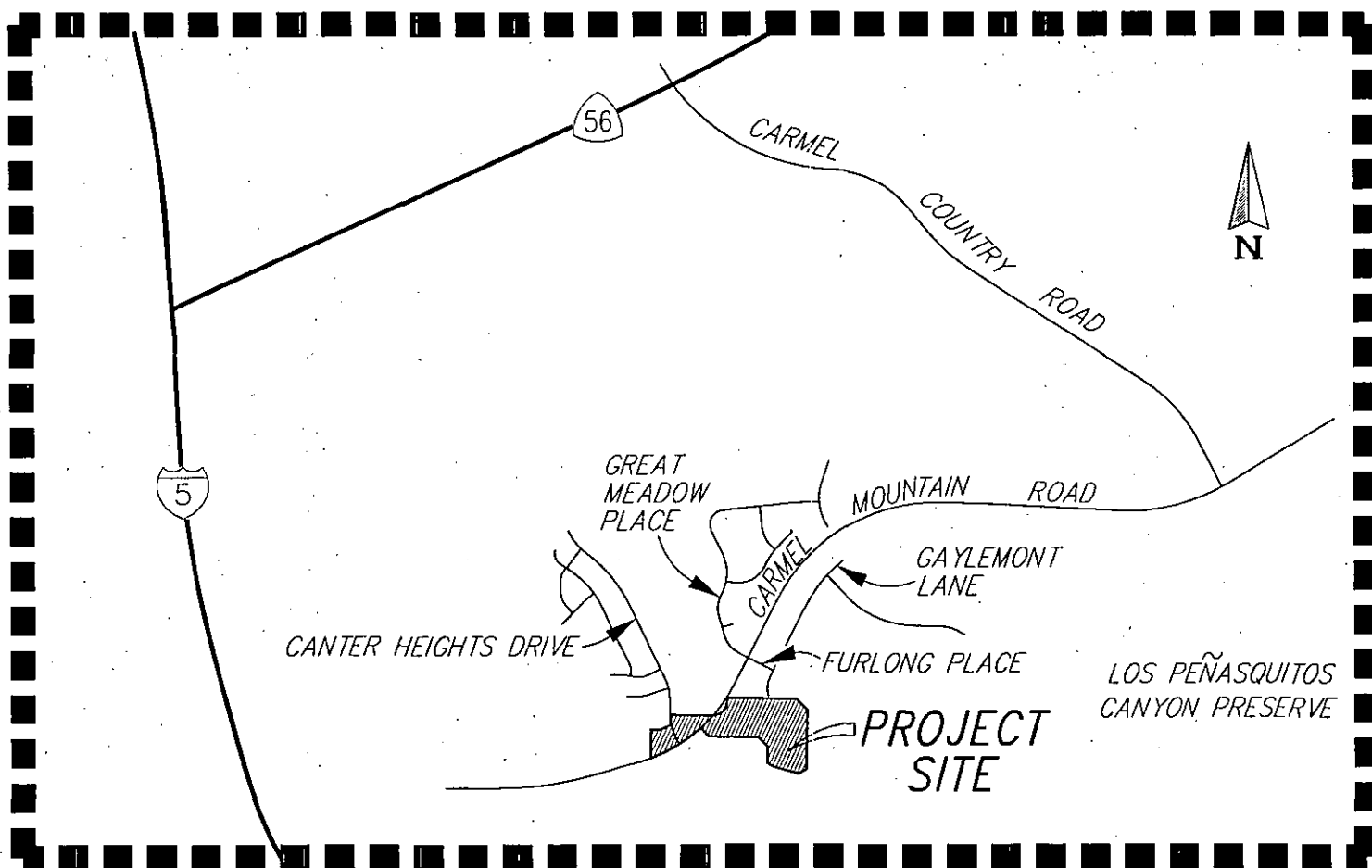
Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "Carmel Valley Neighborhood 10 Unit 5B & 12B South" (T.M. No. 232063 PTS No. 133222) located adjacent to Carmel Mountain Road westerly of Furlong Place in the Carmel Valley Community Plan area in Council District 1, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the maps or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

W.O. 428013 PTS No. 133222

Attachments: Vicinity map, reduced copy of map



VICINITY MAP

NO SCALE.

MAP NO.

SHEET 1 OF 11 SHEETS

CARMEL VALLEY NEIGHBORHOOD 10 UNIT 5B & 12B SOUTH

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMERGED WITHIN THE SUBDIVISION TO BE KNOWN AS CARMEL VALLEY NEIGHBORHOOD 10 UNIT 5B & 12B SOUTH AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 10 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY DEDICATE TO PUBLIC USE, GAYLEMONT LANE AND BROKE RIDGE COURT FOR USE AS PUBLIC STREET AND APPURTENANCES THERETO, ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENT FOR GENERAL UTILITY AND ACCESS PURPOSES OVER, UNDER, UPON AND ACROSS ALL OF LOT "L", ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND IDENTIFIED AS "GENERAL UTILITY AND ACCESS EASEMENT GRANTED HEREON", INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE REPAIR, MAINTENANCE, AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITY SITUATED IN OR ON SAID EASEMENT; AND ALSO THE RIGHT OF INGRESS AND EGRESS OF EMERGENCY VEHICLES FOR ACCESS TO THE PROPERTIES WITHIN THIS SUBDIVISION OR THE OTHER ADJACENT LANDS FOR EMERGENCY PURPOSES; RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED, (1) THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY SUBJECT TO THE FOLLOWING CONDITIONS: THE CHANGING OF THE SURFACE GRADE AND THE INSTALLATION OF PRIVATELY OWNED UTILITIES, WHICH MAY INCLUDE SENIOR AND WATER MAINS, WATER SERVICES, AND SENIOR LATERALS, CONDUITS, STORM DRAINS, FIRE HYDRANTS, ELECTRICAL WIRING ETC. SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE, AND (2) THE RIGHT TO GRANT EASEMENTS TO SAN DIEGO GAS AND ELECTRIC COMPANY, PACIFIC BELL, A COMMUNITY TELEVISION ANTENNA COMPANY, OR OTHER PUBLICLY FRANCHISED ENTITY PROVIDING A MASTER TELEVISION ANTENNA SYSTEM, PROVIDED THE LOCATION OF SUCH UTILITIES CONFORM TO THE LOCATION OF SIMILAR UTILITIES IN DEDICATED STREETS.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENT WITH THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, OVER, UPON OR ACROSS ALL THOSE PORTIONS OF LOT "G", AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND IDENTIFIED AS "DRAINAGE EASEMENT GRANTED HEREON", RESERVING, HOWEVER, TO THE OWNER, THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY; AND SUBJECT TO THE FOLLOWING CONDITIONS: THE DRECTING OF BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES, OR THE PLANTING OR GROWING OF TREES OR SHRUBS, OR CHANGING THE SURFACE GRADE, OR THE INSTALLATION OF PRIVATELY OWNED PIPELINES SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

WE HEREBY GRANT AND RELINQUISH TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, ANY AND ALL RIGHTS TO CONSTRUCT, ERECT OR MAINTAIN ANY ABOVE GROUND ROOFED BUILDING OR COVERED STRUCTURE, OVER, UPON OR ACROSS LOTS "N" AND "S", EXCEPT FOR MONUMENT WALL, AND LOTS "J", "L", "M", "O" AND "P", AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED "BUILDING RESTRICTED EASEMENT GRANTED HEREON", RESERVING TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED THE CONTINUED USE OF SAID REAL PROPERTY FOR ANY PURPOSE EXCEPT AS HEREIN PROVIDED AND THE RIGHT TO GRANT EASEMENTS TO ANY PUBLIC UTILITY COMPANY FOR DISTRIBUTION FACILITIES, PROVIDED THE SAME ARE INSTALLED UNDERGROUND, RESPONSIBILITY FOR MAINTENANCE OF SAID LANDS SHALL REMAIN WITH THE OWNER OF THE FEE TITLE OF SAID LAND AND NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO ASSIGN ANY MAINTENANCE RESPONSIBILITY TO THE CITY OF SAN DIEGO, NOR SHALL ANYTHING CONTAINED HEREIN BE CONSTRUED TO CONFER ANY RIGHTS TO THE GENERAL PUBLIC.

WE HEREBY DEDICATE TO PUBLIC USE A PEDESTRIAN AND NON-MOTOR VEHICLE RIGHT-OF-WAY FOR USE AS A PUBLIC RIGHT-OF-WAY AND APPURTENANCES THERETO, OVER, UPON AND ACROSS A PORTION OF LOT "N" AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED "PEDESTRIAN AND NON-MOTOR VEHICLE RIGHT-OF-WAY DEDICATED HEREON".

THIS MAP HAS SECURED VESTED DEVELOPMENT RIGHTS AND THE RIGHTS THUS VESTED SHALL REMAIN IN EFFECT FOR TWO YEARS FROM THE DATE OF RECORDATION OF THIS MAP. (SEE MUNICIPAL CODE SEC. 125.01(3)).

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PORTION OF THE WEST 10 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 29, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH LOT "L" OF CARMEL VALLEY NEIGHBORHOOD 10 UNIT 12 SOUTH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15067, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 10, 2000, TOGETHER WITH CANTER HEIGHTS DRIVE, COACH HORSE COURT AND CARMEL MOUNTAIN ROAD, AS DEDICATED TO PUBLIC USE.

THE BUILDING RESTRICTED EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP NO. 15067, THE WATER EASEMENTS RECORDED AUGUST 17, 1971 AS FILE NO. 182708 AND RECORDED FEBRUARY 23, 1971 AS FILE NO. 33948 ALL OF OFFICIAL RECORDS, AND THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THIS SUBDIVISION AS DESCRIBED ON ROAD SURVEY 63, ARE NOT SHOWN WITHIN THIS MAP BECAUSE THEY HAVE BEEN VACATED AND ABANDONED PURSUANT TO SECTION 86434(g) OF THE SUBDIVISION MAP ACT.

THIS IS A MAP OF A PLANNED RESIDENTIAL DEVELOPMENT/RESOURCE PROTECTION ORDINANCE PROJECT AS DEFINED IN THE SAN DIEGO MUNICIPAL CODE, SUBDIVISION GUARANTEE BY: CHICAGO TITLE COMPANY ORDER NO. 73014491-USO

WE HEREBY GRANT AND RELINQUISH TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, ANY AND ALL RIGHT TO CONSTRUCT, ERECT OR MAINTAIN ANY ABOVEGROUND ROOFED BUILDING, EXCEPT FOR A COVERED STRUCTURE, AS PROVIDED FOR IN SITE DEVELOPMENT PERMIT NO. 232067 OVER, UPON OR ACROSS ALL OF LOTS "N" AND "P", AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED "BUILDING RESTRICTED EASEMENT FOR RECREATION LOT GRANTED HEREON", RESERVING TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENTS HEREIN GRANTED THE CONTINUED USE OF SAID REAL PROPERTY FOR ANY PURPOSE EXCEPT AS HEREIN PROVIDED AND THE RIGHT TO GRANT EASEMENTS TO ANY PUBLIC UTILITY COMPANY FOR DISTRIBUTION FACILITIES, PROVIDED THE SAME ARE INSTALLED UNDERGROUND, RESPONSIBILITY FOR MAINTENANCE OF SAID LANDS SHALL REMAIN WITH THE OWNER OF THE FEE TITLE OF SAID LAND AND NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO ASSIGN ANY MAINTENANCE RESPONSIBILITY TO THE CITY OF SAN DIEGO, NOR SHALL ANYTHING CONTAINED HEREIN BE CONSTRUED TO CONFER ANY RIGHTS TO THE GENERAL PUBLIC.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, A LANDSCAPING EASEMENT WITH THE RIGHT OF INGRESS AND EGRESS OVER, UNDER, UPON AND ACROSS LOT "M" FOR CONSTRUCTION, PLANTING AND MAINTAINING THEREON GRASS, FLOWERS, SHRUBS, TREES AND IRRIGATION AND OTHER LANDSCAPING APPURTENANCES; THE CONSTRUCTION OF FENCES, WALLS, PATHS, STEPS, BUILDINGS OR OTHER STRUCTURES OR ANY USE NOT CONSISTENT WITH THE CITY'S USE THEREOF SHALL BE PROHIBITED UNLESS AN ENCROACHMENT REMOVAL AGREEMENT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO MUNICIPAL CODE. SAID LAND IS SHOWN ON THE SHEETS ATTACHED HERETO AND IDENTIFIED AS "LANDSCAPING EASEMENT GRANTED HEREON".

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

PARDEE HOMES, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS PARDEE CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION, AS OWNER

BY:

JOHN ARVIN
SENIOR VICE PRESIDENT

THE SIGNATURES OF THE FOLLOWING, AS HOLDERS OF VARIOUS EASEMENTS AND AGREEMENTS, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 86434, SUBSECTION (4) (3) (A) (1) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT OPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING DOCS:

- 1) THE CITY OF SAN DIEGO
HOLDER OF A DRAINAGE EASEMENT PER
DOCUMENT NO. 1999-0897301 RECORDED OCTOBER 15, 1999;
HOLDER OF AN ACCESS EASEMENT PER
DOCUMENT NO. 1999-0897310 RECORDED OCTOBER 15, 1999;
HOLDER OF PUBLIC STREET PER
DOCUMENT NO. 1999-0897334 RECORDED OCTOBER 15, 1999;
HOLDER OF PUBLIC STREET PER
DOCUMENT NO. 1999-0897385 RECORDED OCTOBER 15, 1999;
HOLDER OF AN ACCESS EASEMENT PER
DOCUMENT NO. 2000-0086388 RECORDED FEBRUARY 25, 2000;
HOLDER OF A DRAINAGE EASEMENT PER
DOCUMENT NO. 2000-0086389 RECORDED FEBRUARY 25, 2000;
HOLDER OF PUBLIC STREET PER
DOCUMENT NO. 2000-0086400 RECORDED FEBRUARY 25, 2000;
HOLDER OF PUBLIC STREET PER
DOCUMENT NO. 2000-0086450 RECORDED MAY 5, 2000;
HOLDER OF AN ELECTRICAL EASEMENT PER
DOCUMENT NO. 2000-1080855 RECORDED DECEMBER 16, 2000;
HOLDER OF A SIGHT VISIBILITY EASEMENT PER
DOCUMENT NO. 2000-1080877 RECORDED DECEMBER 16, 2000; AND
HOLDER OF GENERAL UTILITY AND ACCESS EASEMENT,
BUILDING RESTRICTED EASEMENT AND PUBLIC STREET
AS DEDICATED PER MAP NO. 15067, ALL OF OFFICIAL RECORDS
- 2) SAN DIEGO GAS AND ELECTRIC COMPANY
HOLDER OF A PUBLIC UTILITY EASEMENT PER
DOCUMENT NO. 2000-0452392 RECORDED MAY 31, 2000
OF OFFICIAL RECORDS

GARY L. HUS, LS 7019
MY LICENSE EXPIRES 6/30/2008

DATED:



I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT. I ACCEPT THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

HOSSEIN RANA, CITY ENGINEER

BY: ANNE L. HOFFE, DEPUTY
PLS 7196

DATED:

I, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD
OF SUPERVISORS

BY:

DEPUTY DATED

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON _____, 2007, AND THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF, SAID COUNCIL HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE CITY CLERK AND ATTESTED BY ITS SEAL THIS _____ DAY OF _____, 2007.

ELIZABETH MALAND
CITY CLERK

BY:

DEPUTY CITY CLERK

FILE NO. _____

I, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF GARY L. HUS, THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M.

GREGORY J. SMITH
COUNTY RECORDER

BY:

DEPUTY

FEE: \$ 28.00

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(619) 594-8800
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P:\3527\WAPPING_TheMap\WAP\35275H01.dwg 11/19/2007 1:33:14 PM P51

V.T.M. 232063 CCS83 1918-6266 L.C. 278-1706 P.T.S. 133222 J.O. 428013

MAP NO. _____

CARMEL VALLEY NEIGHBORHOOD 10 UNIT 5B & 12B SOUTH

SHEET 2 OF 11 SHEETS

000700

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON _____ BEFORE ME _____
A NOTARY PUBLIC, PERSONALLY APPEARED _____
AND _____ PERSONALLY KNOWN TO ME _____ OR
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE _____ TO BE THE PERSON(S)
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT,
THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT.

WITNESS MY HAND

PRINT NAME: _____

MY COMMISSION EXPIRES ON _____ 20____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.



PROJECT DESIGN CONSULTANTS
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201 G Street, Suite 202
San Diego, CA 92101
619.594.1111
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P:\3527\MAPPING_FinalMap\MAP\3527Sh102.dwg 11/19/2007 1:32:30 PM PST

V.T.M. 232063	CCS83 1918-6266	L.C. 278-1706	P.T.S. 133222	J.O. 428013
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CARMEL VALLEY NEIGHBORHOOD 10 UNIT 5B & 12B SOUTH

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS 83, ZONE 8, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN IN MAY 2007 AT POINTS 'A' AND 'B' AS SHOWN HEREIN. POINTS 'A' AND 'B' ESTABLISHED FROM G.P.S. STATION NO. 555 AND G.P.S. STATION NO. 556 PER ROS 14492. THE BEARING FROM POINT 'A' TO POINT 'B' IS N88°48'27"W.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT POINT 'A' IS 0.99996771.
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.
ELEVATION AT POINT 'A' IS 360.34.

DATUM: MSL

NOTES

TOTAL NUMBER OF LOTS = 25, PLUS LOTS 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z', 'AA', 'AB', 'AC', 'AD', 'AE', 'AF', 'AG', 'AH', 'AI', 'AJ', 'AK', 'AL', 'AM', 'AN', 'AO', 'AP', 'AQ', 'AR' AND 'S'.

TOTAL MAP AREA = 15.810 ACRES

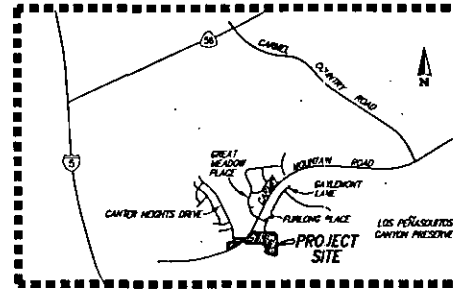
MONUMENTATION NOTES

UNLESS OTHERWISE SHOWN ON THIS MAP:

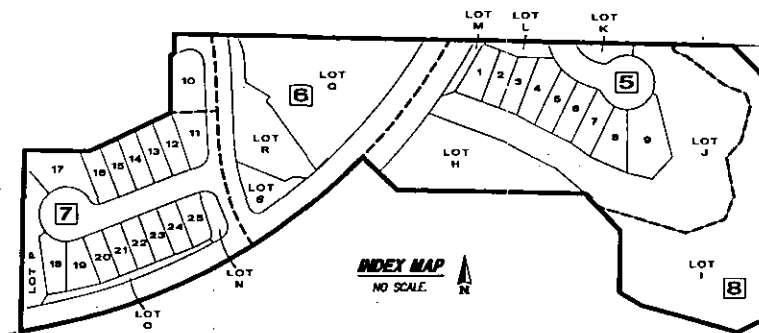
1. ALL LOT CORNERS EXCEPT AS DESCRIBED BELOW WILL BE MONUMENTED BY A 3/4" x 18" IRON PIPE WITH BRASS DISC MARKED "LS 7019".
2. LOT CORNERS ALONG THE SIDELINE OF BRIDLE RIDGE COURT AND CANTER HEIGHTS DRIVE WILL BE MONUMENTED BY A BRASS DISC MARKED "LS 7019", SET ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 0.75 FEET IN THE TOP OF CURB. THE OFFSET SHALL BE MEASURED RADIAL, OR AT RIGHT ANGLES TO THE PROPERTY LINE.
3. LOT CORNERS ALONG THE SIDELINE OF LOT 'L' (PRIVATE DRIVEWAY) WILL BE MONUMENTED BY A BRASS DISC MARKED "LS 7019", SET ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 4.75 FEET IN THE TOP OF CURB. THE OFFSET SHALL BE MEASURED RADIAL, OR AT RIGHT ANGLES TO THE PROPERTY LINE.
4. REAR LOT CORNERS WILL BE MONUMENTED WITH A BRASS DISC MARKED "LS 7019" IN THE TOP OF WALL OR IN A PERMANENT HARD SURFACE.

EASEMENT NOTES

THE BRUSH MANAGEMENT EASEMENT WITHIN THIS MAP GRANTED TO WESTBROOK TORREY HILLS, L.P. PER DOCUMENT RECORDED FEBRUARY 12, 1999 AS FILE NO. 1999-000933 OF OFFICIAL RECORDS HAS NOT BEEN SHOWN DUE TO A TERMINATION CLAUSE IN THE EASEMENT DEED DECLARING THE EASEMENT IS NULL AND VOID UPON RECORDATION OF THIS MAP.



VICINITY MAP
NO SCALE



INDEX MAP
NO SCALE

SHEET NO.	DESCRIPTION
4	PROCEDURE OF SURVEY SHEET
5	LOTS 1 THRU 8, 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z', 'AA', 'AB', 'AC', 'AD', 'AE', 'AF', 'AG', 'AH', 'AI', 'AJ', 'AK', 'AL', 'AM', 'AN', 'AO', 'AP', 'AQ', 'AR'
6	LOTS 10, 'O', 'N' & 'S'
7	LOTS 11 THRU 25, 'M', 'O' & 'P'
8	LOT 'T'
9	EASEMENT DETAIL, SHEET
10	EASEMENT DETAIL, SHEET
11	NON-TITLE SHEET

LEGEND

- ⊙ INDICATES WELL SET 2"x24" IRON PIPE WITH BRASS DISC MARKED "LS 7019"
- Δ INDICATES STREET SURVEY MONUMENT WITH DISC MARKED "LS 5276" PER MAP 14938, NOT SET PRIOR TO THIS MAP RECORDING, UNLESS NOTED OTHERWISE
- Δ INDICATES WELL SET STREET SURVEY MONUMENT WITH BRASS DISC MARKED "LS 7019"
- INDICATES FOUND MONUMENT AS NOTED
- ▲ INDICATES STREET SURVEY MONUMENT WITH BRASS DISC MARKED "LS 7019" PER MAP 15003 NOT SET PRIOR TO THIS MAP RECORDING
- INDICATES SUBDIVISION BOUNDARY
- (R) INDICATES RADIAL BEARING
- (()) INDICATES RECORD DATA PER ROS 12004
- () INDICATES RECORD DATA PER ROS 10777, UNLESS OTHERWISE NOTED
- [] INDICATES RECORD DATA PER DOC. NO. 2000-0101939 RECORDED FEBRUARY 28, 2000 O.R.
- P.I. INDICATES POINT OF INTERSECTION
- N.A.P. INDICATES NOT A PART
- ① ②⑤ INDICATES FIRST AND LAST LOT NUMBERS RESPECTIVELY
- Ⓐ INDICATES C/A 5' WIDE PEDESTRIAN AND NON-MOTOR VEHICLE RIGHT-OF-WAY GRANTED HEREON
- Ⓑ INDICATES BUILDING RESTRICTED EASEMENT FOR RECREATION LOT GRANTED HEREON
- Ⓒ INDICATES LANDSCAPE EASEMENT (M.A.D.) GRANTED HEREON
- Ⓓ INDICATES BUILDING RESTRICTED EASEMENT GRANTED HEREON

EXISTING EASEMENT LEGEND

1. EXISTING DRAINAGE EASEMENT TO THE CITY OF SAN DIEGO RECORDED OCTOBER 15, 1999, O.R. AS FILE NO. 1999-0697301, O.R. (CITY D.W.G. NO. 29236-D)
2. EXISTING ACCESS EASEMENT TO THE CITY OF SAN DIEGO RECORDED OCTOBER 15, 1999, O.R. AS FILE NO. 1999-0697301, O.R. (CITY D.W.G. NO. 29236-D)
3. PORTION OF CARMEL MOUNTAIN ROAD DEDICATED PER FILE NO. 1999-0697333 RECORDED OCTOBER 15, 1999, O.R. (CITY D.W.G. NO. 29236-D)
4. PORTION OF CARMEL MOUNTAIN ROAD DEDICATED PER FILE NO. 1999-0697334 RECORDED OCTOBER 15, 1999, O.R. (CITY D.W.G. NO. 29236-D)
5. PORTION OF CARMEL MOUNTAIN ROAD DEDICATED PER FILE NO. 1999-0697355 RECORDED OCTOBER 15, 1999, O.R. (CITY D.W.G. NO. 29236-D)
6. EXISTING ACCESS EASEMENT TO THE CITY OF SAN DIEGO RECORDED FEBRUARY 25, 2000 AS FILE NO. 2000-0095398, O.R. (CITY D.W.G. NO. 18846-B)
7. EXISTING DRAINAGE EASEMENT TO THE CITY OF SAN DIEGO RECORDED FEBRUARY 25, 2000 AS FILE NO. 2000-0095398, O.R. (CITY D.W.G. NO. 18846-B)
8. EXISTING SIGHT VISIBILITY EASEMENT TO THE CITY OF SAN DIEGO RECORDED DECEMBER 16, 2005 AS FILE NO. 2005-1080877, O.R. (CITY D.W.G. NO. 20437-B)
9. EXISTING GENERAL UTILITY EASEMENT GRANTED PER MAP 15067



PROJECT DESIGN CONSULTANTS
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San Diego, CA 92101
Tel: 619.594.1100
Fax: 619.594.1101

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V.T.M. 232063 CCS83 1918-6266 L.C. 278-1706 P.T.S. 133222 J.O. 428013

MAP NO.

000703

CARMEL VALLEY NEIGHBORHOOD 10 UNIT 5B & 12B SOUTH

SHEET 5 OF 11 SHEETS

PORTION OF CARMEL MOUNTAIN ROAD
DEDICATED PER FILE NO. 1999-0697333
RECORDED OCTOBER 15, 1999, O.R.
(CITY DIV. NO. 29238-0)

- (A) INDICATES GENERAL UTILITY AND ACCESS EASEMENT GRANTED HEREON
- (B) INDICATES BUILDING RESTRICTED EASEMENT FOR RECREATION LOT GRANTED HEREON
- (C) INDICATES LANDSCAPE EASEMENT (M.A.D.) GRANTED HEREON
- (D) INDICATES BUILDING RESTRICTED EASEMENT GRANTED HEREON

AMENDED MAP OF CARMEL VALLEY NEIGHBORHOOD 10
UNIT NO. 6 MAP NO. 16608

LOT B
CARMEL VALLEY NEIGHBORHOOD 10 UNIT NO. 6
MAP NO. 14088

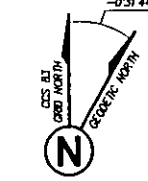
LOT A

LOT I
(SEE SHEET 8)

H.O.A. LOT
LOT J
2.300 ACRES
BUILDING RESTRICTED EASEMENT
GRANTED HEREON
OVER ALL OF LOT J

LOT H
1.022 ACRES
TO BE GRANTED IN FEE
TO THE CITY OF SAN DIEGO
BY SEPARATE DOCUMENT

PORTION
6W1/4 6E1/4
SECTION 20
T14S R3W 6BM



(SEE SHEET 9)

LOT Q
1.524 ACRES
TO BE GRANTED IN FEE TO
THE CITY OF SAN DIEGO
BY SEPARATE DOCUMENT
(SEE SHEET 6)

PORTION OF CARMEL MOUNTAIN ROAD
VACATED PER FILE NO. 2005-0423708
RECORDED MAY 15, 2005 O.R.

PROJECT DESIGN CONSULTANTS
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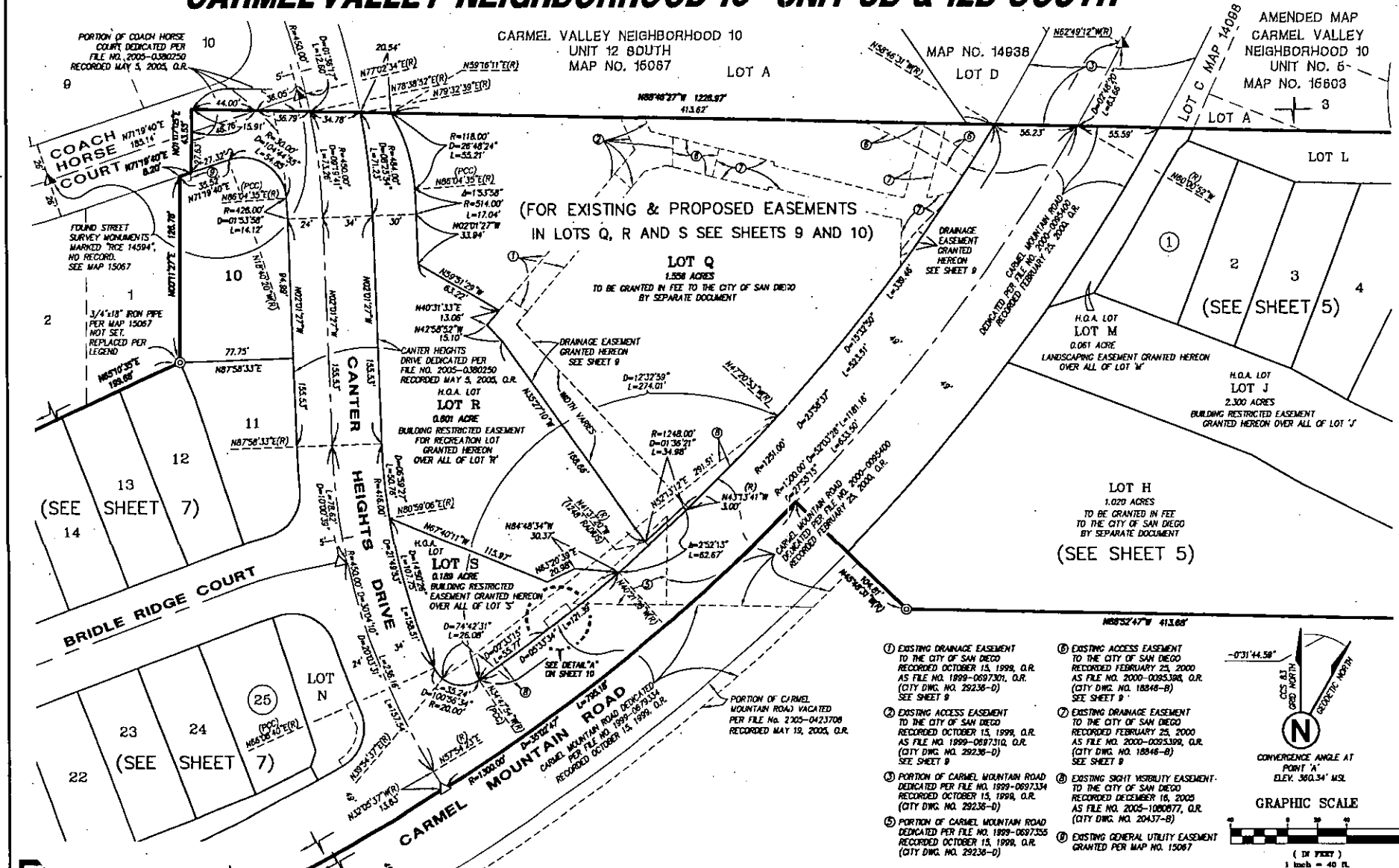
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San Diego, CA 92108
www.pdc-consultants.com
info@pdc-consultants.com

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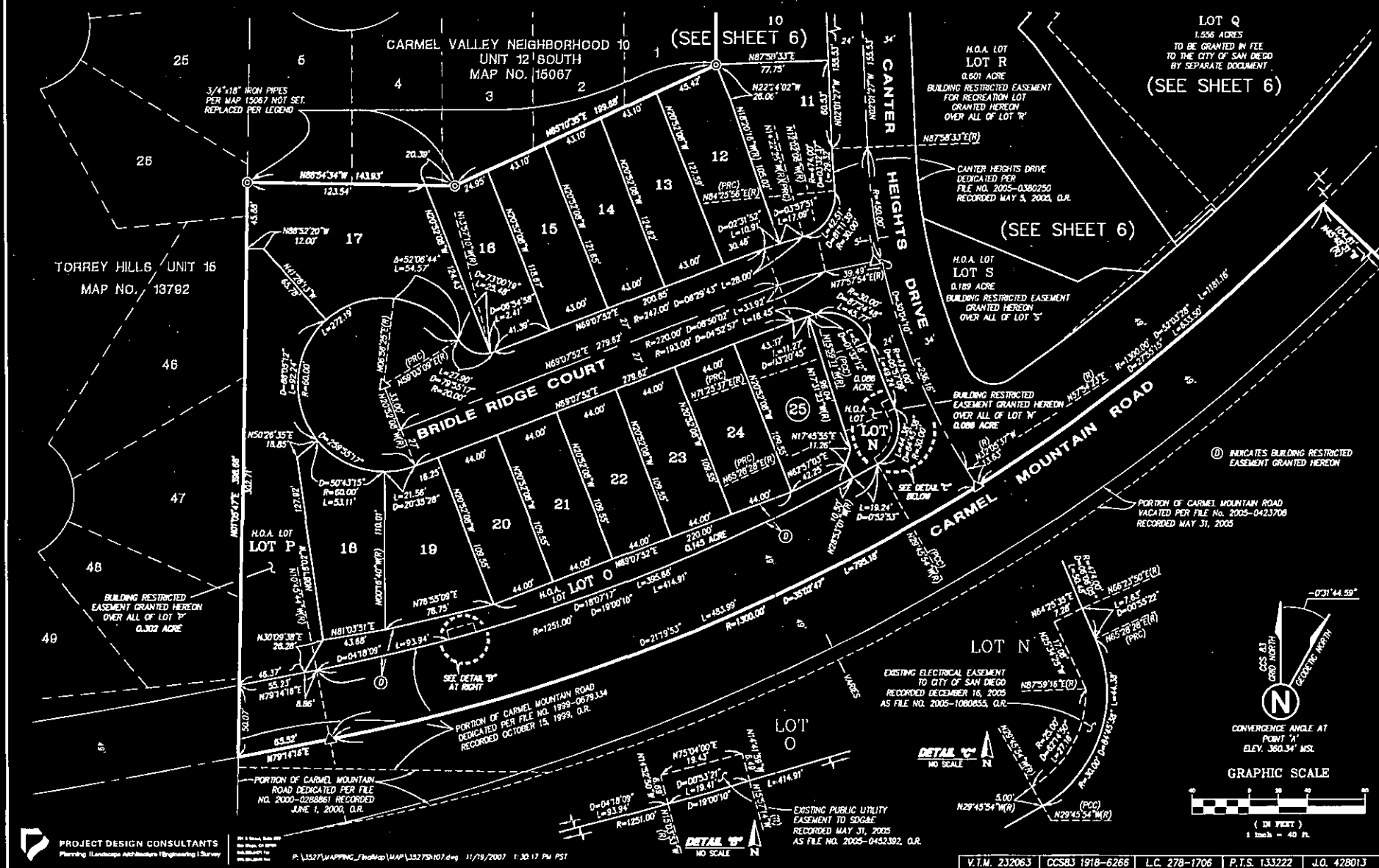
V.T.M. 232063 CCSBJ 1918-6266 L.C. 278-1706 P.T.S. 133222 J.O. 428013

CARMEL VALLEY NEIGHBORHOOD 10 UNIT 5B & 12B SOUTH

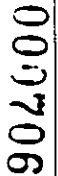
SHEET 6 OF 11 SHEETS



CARMEL VALLEY NEIGHBORHOOD 10 UNIT 5B & 12B SOUTH



000706



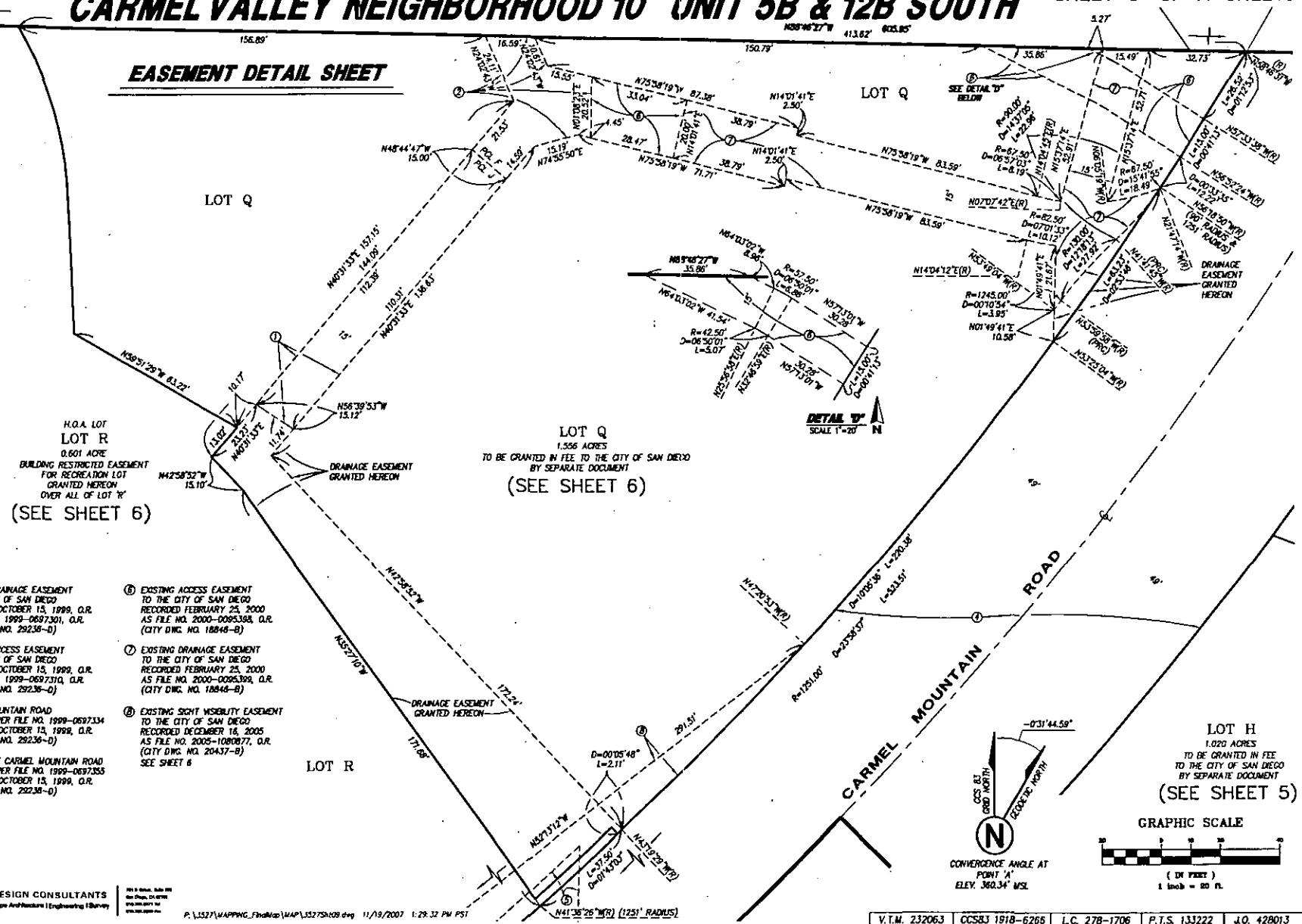
MAP NO.

CARMEL VALLEY NEIGHBORHOOD 10 UNIT 5B & 12B SOUTH

SHEET 9 OF 11 SHEETS

000707

EASEMENT DETAIL SHEET



H.O.A. LOT
LOT R
0.601 ACRE
BUILDING RESTRICTED EASEMENT
FOR RECREATION LOT
GRANTED HEREON
OVER ALL OF LOT R
(SEE SHEET 6)

LOT Q
1.556 ACRES
TO BE GRANTED IN FEE TO THE CITY OF SAN DIEGO
BY SEPARATE DOCUMENT
(SEE SHEET 6)

LOT H
1.020 ACRES
TO BE GRANTED IN FEE
TO THE CITY OF SAN DIEGO
BY SEPARATE DOCUMENT
(SEE SHEET 5)

- EXISTING DRAINAGE EASEMENT TO THE CITY OF SAN DIEGO RECORDED OCTOBER 15, 1999, O.R. AS FILE NO. 1999-0697301, O.R. (CITY DWG. NO. 29236-D)
- EXISTING ACCESS EASEMENT TO THE CITY OF SAN DIEGO RECORDED OCTOBER 15, 1999, O.R. AS FILE NO. 1999-0697310, O.R. (CITY DWG. NO. 29236-D)
- CARMEL MOUNTAIN ROAD DEDICATED PER FILE NO. 1999-0697334 RECORDED OCTOBER 15, 1999, O.R. (CITY DWG. NO. 29236-D)
- PORTION OF CARMEL MOUNTAIN ROAD DEDICATED PER FILE NO. 1999-0697335 RECORDED OCTOBER 15, 1999, O.R. (CITY DWG. NO. 29236-D)
- EXISTING ACCESS EASEMENT TO THE CITY OF SAN DIEGO RECORDED FEBRUARY 25, 2000 AS FILE NO. 2000-0085388, O.R. (CITY DWG. NO. 18848-B)
- EXISTING DRAINAGE EASEMENT TO THE CITY OF SAN DIEGO RECORDED FEBRUARY 25, 2000 AS FILE NO. 2000-0085389, O.R. (CITY DWG. NO. 18848-B)
- EXISTING SIGHT VISIBILITY EASEMENT TO THE CITY OF SAN DIEGO RECORDED DECEMBER 16, 2005 AS FILE NO. 2005-1080877, O.R. (CITY DWG. NO. 20437-B) SEE SHEET 6

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MAP NO.

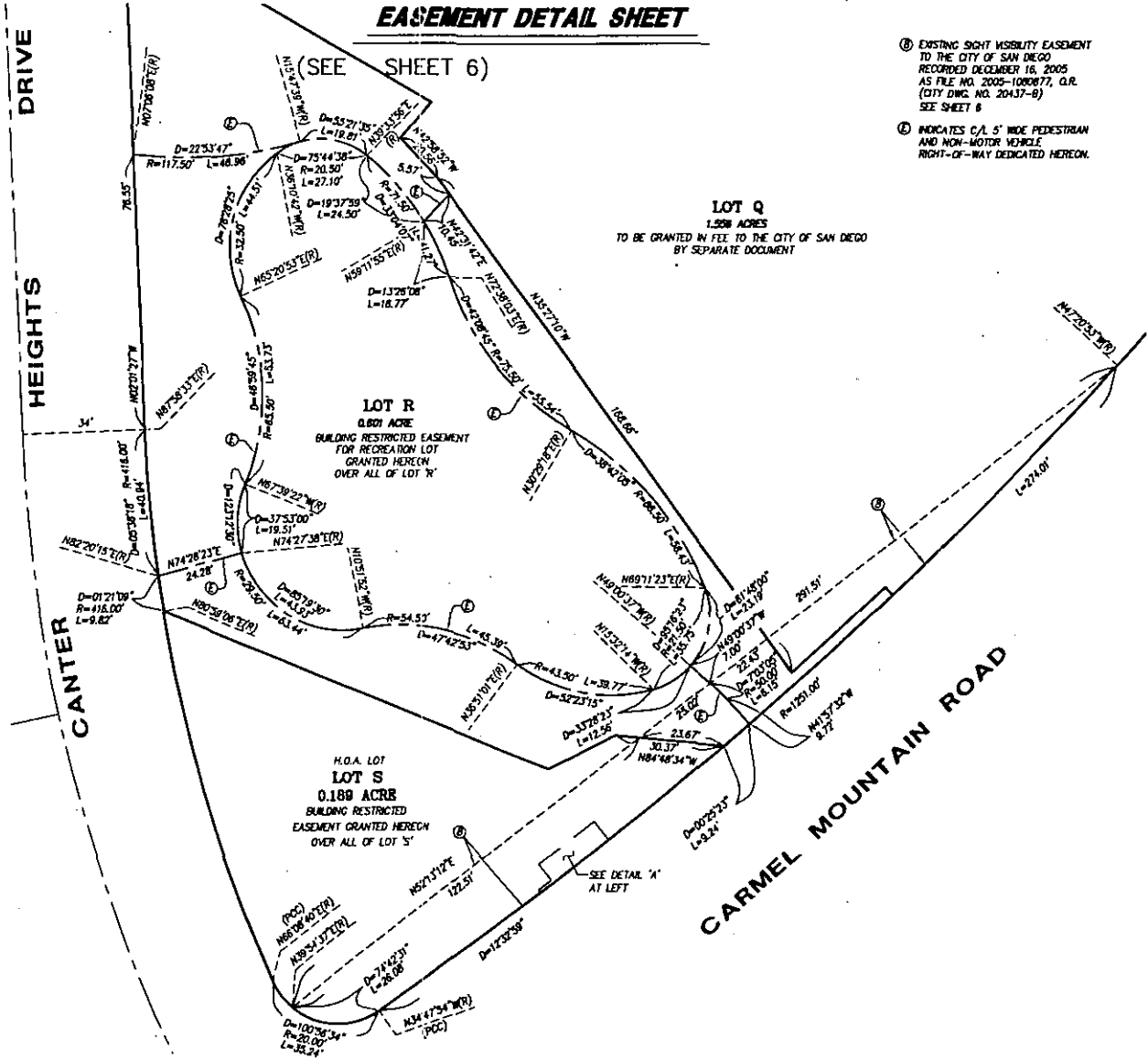
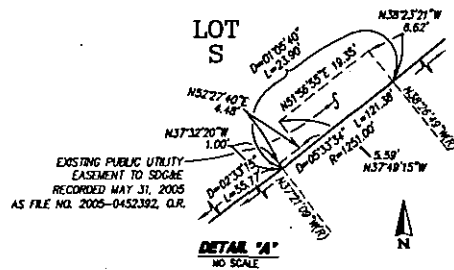
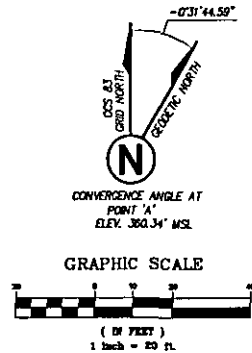
SHEET 10 OF 11 SHEETS

000708

CARMEL VALLEY NEIGHBORHOOD 10 UNIT 5B & 12B SOUTH

EASEMENT DETAIL SHEET

- ① EXISTING SIGHT VISIBILITY EASEMENT TO THE CITY OF SAN DIEGO RECORDED DECEMBER 16, 2005 AS FILE NO. 2005-1080877, G.R. (CITY DWS. NO. 20437-8) SEE SHEET 8
- ② INDICATES C/L 5' WIDE PEDESTRIAN AND NON-MOTOR VEHICLE RIGHT-OF-WAY DEDICATED HEREON.



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MAP NO.

CARMEL VALLEY NEIGHBORHOOD 10 UNIT 5B & 12B SOUTH **NON-TITLE SHEET**

SHEET 11 OF 11 SHEETS

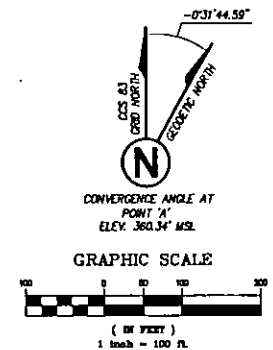
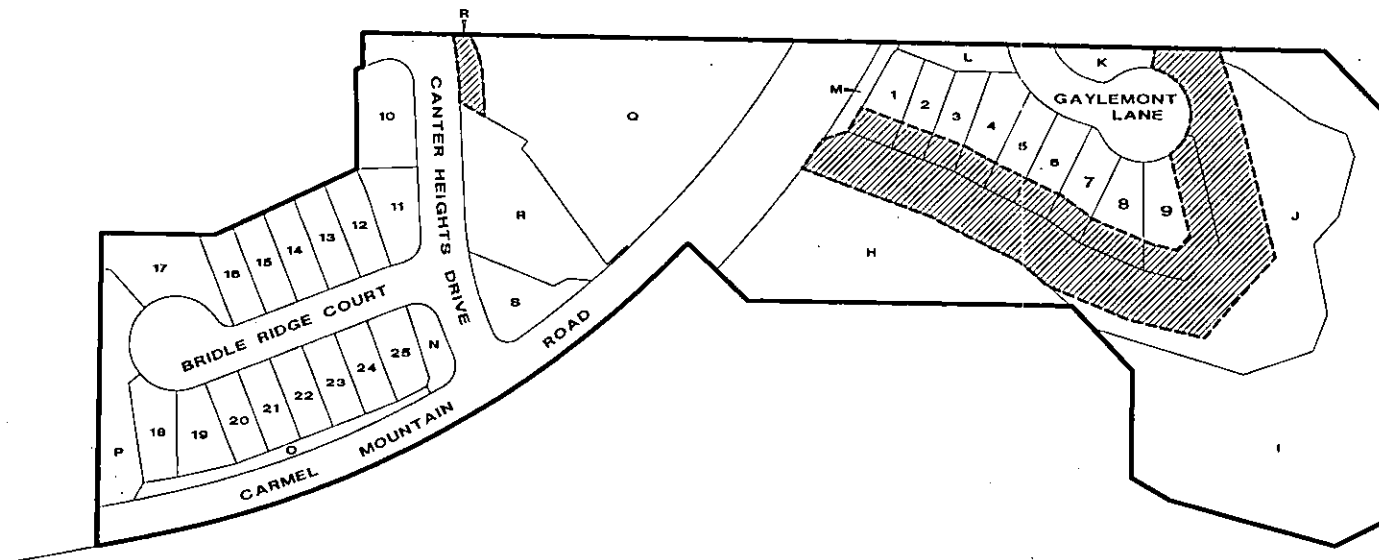
STATEMENTS AND DATA ON THIS SHEET ARE FOR INFORMATIONAL PURPOSES ONLY
 AND ARE NOT INTENDED TO AFFECT RECORD TITLE INTEREST

LEGEND

 INDICATES FIRE HAZARD REDUCTION BRUSH ZONE
 PER SECTION 142.0412 OF THE CITY OF SAN DIEGO
 MUNICIPAL CODE

LOT TABLE

LOT NO.	OWNER
1	CITY OF SAN DIEGO
2	CITY OF SAN DIEGO
3	HOMEOwner'S ASSOCIATION
4	HOMEOwner'S ASSOCIATION
5	HOMEOwner'S ASSOCIATION
6	HOMEOwner'S ASSOCIATION
7	HOMEOwner'S ASSOCIATION
8	CITY OF SAN DIEGO
9	HOMEOwner'S ASSOCIATION
10	HOMEOwner'S ASSOCIATION
11	HOMEOwner'S ASSOCIATION
12	HOMEOwner'S ASSOCIATION
13	HOMEOwner'S ASSOCIATION
14	HOMEOwner'S ASSOCIATION
15	HOMEOwner'S ASSOCIATION
16	HOMEOwner'S ASSOCIATION
17	HOMEOwner'S ASSOCIATION
18	HOMEOwner'S ASSOCIATION
19	HOMEOwner'S ASSOCIATION
20	HOMEOwner'S ASSOCIATION
21	HOMEOwner'S ASSOCIATION
22	HOMEOwner'S ASSOCIATION
23	HOMEOwner'S ASSOCIATION
24	HOMEOwner'S ASSOCIATION
25	HOMEOwner'S ASSOCIATION
26	HOMEOwner'S ASSOCIATION



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